To Whom It May Concern:

The Montana Department of Environmental Quality (DEQ) has prepared the following environmental assessment as required by law in ARM 17.4.607(2) and ARM 17.4.609(2). This project involves installing (2) 20,000 gallon and (1) 12,000 gallon Xerxes double wall fiberglass underground storage tank storing Jet A and AvGas with associated single wall above ground steel piping and secondarily contained steel underground piping at the Billings Logan International Airport area designated as “Fuel Farm”. The project site is located at coordinates 45 degrees 48 minutes, 5.8 seconds N latitude, 108 degrees, 31 minutes, 26.5 seconds West longitude. The facility name is Corporate Jet, LLC.

The DEQ prepares environmental assessments to inform interested government agencies, public groups, or individuals of a proposed action and to determine whether or not the action may have a significant effect on the human or natural environment. This environmental assessment will be circulated for seven days. After the seven-day comment period, DEQ will decide what action to take regarding this permit.

If you care to comment on this proposed project or the attached environmental assessment, please write or email the Permitting & Compliance Division. Comments must be in writing and must be received by February 21, 2008. Our email address is ustprogram@mt.gov and our mailing address is P.O. Box 200901, Helena, MT, 59620-0901.

Sincerely,

Redge R. Meierhenry
Environmental Engineer Specialist
Waste and Underground Tank Management Bureau

enc: Environmental Assessment

O/O NAME: Paul Gatzemeier	FACILITY NO: 60-15100
PERMIT NO: 08-0094	DATE OF APPLICATION: February 1, 2008
PERSON PREPARING EA: Redge R. Meierhenry	COUNTY: Yellowstone
LOCATION: 45 degrees 48 minutes, 5.8 seconds N latitude, 108 degrees, 31 minutes, 26.5 W Longitude at Billings Logan International Airport	
FACILITY NAME: Corporate Jet, LLC	EA COMPLETED: February 7, 2008
DESCRIPTION OF PROPOSED ACTION: The proposed scope of work is to install (2) 20,000 gallon and (1) 12,000 gallon double wall fiberglass underground storage tanks with associated above ground and underground single wall steel product piping and single wall steel vent piping. Each tank will use a tank probe for leak detection while that portion of the product piping that is underground will be secondarily contained and with sump sensors for line leak detection.	
DESCRIPTION OF THE BENEFITS AND PURPOSE OF THE PROPOSED ACTION: Purpose is to install new tanks and piping creating a new refueling station for piston and turbine powered aircraft using the Billings Logan International Airport. The benefits include more fuel choices.	

A: Significant unavoidable impacts
B: Potential significant impacts mitigated based upon license conditions
C: Insignificant as proposed

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
PHYSICAL ENVIRONMENT						
1. <u>TOPOGRAPHY:</u> Are there unusual geologic features? Will the surface features be changed?			X			Location is currently vacant semi-level land on the Billings Logan International Airport property designated as "Fuel Farm" and is adjacent to an existing similar underground fueling facility. There are no known unusual geologic features. Tanks will be buried underground while the majority of the piping and all appurtenant equipment is above ground. Surface features will be restored to existing condition.
2. <u>GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:</u> Are fragile, compactible or unstable soils present? Are there special reclamation considerations?			X			There are no known special reclamation considerations for the project site nor are any fragile or unstable soils identified. Site has been previously used by heavy equipment from adjacent fueling facility.
3. <u>WATER QUALITY, QUANTITY AND DISTRIBUTION:</u> Are important surface or groundwater resources present? Is there potential for violation of ambient water quality standards, drinking water maximum contaminant levels,		X				Important water resources are present. There is one public water supply distribution system (City of Billings) that serves airport tenants at the east end of the airport, and Alkali Creek is within

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
or degradation of water quality?						1.5 miles. There are no private ground water wells, or irrigation canals identified within 1.5 miles. Potential violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality is mitigated by installation of double wall fiberglass tanks (non-corroding) and secondarily contained underground piping at the tank top. Improper operation of this system would increase the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, and the degradation of water quality. Leak detection systems serve to mitigate the potential impacts immediately reducing the amount of fuel available to be released into the environment.
4. AIR QUALITY: Will pollutants or particulate be produced? Is the project influenced by air quality regulations or zones (Class I airshed)?			X			Petroleum vapors will be released at this site; however submerged fills reduce vapor releases. Natural air currents and vent pipes will dissipate hydrocarbon vapors to a safe level. There are no Class I Areas within 10 miles of project.
5. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY: Will the project use resources that are limited in the area? Are there other activities nearby that will affect the project?			X			This project will not use existing environmental resources in the local area. There are no other nearby activities identified to the reviewer that may be impacted.

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
6. IMPACTS ON OTHER ENVIRONMENTAL RESOURCES: Are there other studies, plans or projects on this tract?			X			This site is currently identified on the Airport Master Plan as a "Fuel Farm". There are no known other environmental studies, plans or projects that would impact environmental resources on this tract.
7. TERRESTRIAL, AVIAN, AND AQUATIC LIFE AND HABITATS: Is there substantial use of the area by important wildlife, birds or fish?			X			No known use of project site by important wildlife, birds or fish have been identified to the reviewer.
8. VEGETATION COVER, QUANTITY AND QUALITY: Will vegetative communities be permanently altered? Are any rare plants or cover types present?			X			No known impacts are reported to the reviewer for this designated semi-commercial property. No rare plants or cover types are reported to this reviewer. It is anticipated that native grasses will re-grow in the disturbed areas.
9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES: Are any federally listed threatened or endangered species or identified habitat present? Any wetlands? Any species of special concern?			X			No federally listed threatened or endangered species, identified habitat, or species of special concern is identified by USFS or reported to the reviewer within 1.5 miles of the project site. There are no identified wetlands within 1.5 miles of project location.
10. HISTORICAL AND ARCHEOLOGICAL SITE: Are any historical, archeological or paleontological resources present?			X			There are numerous listed historical structures located within the city of Billings. There are no known archeological or paleontological resources reported to the reviewer.
11. AESTHETICS: Is the project on a prominent topographical feature? Will it be visible from populated or scenic areas? Will there be excessive noise, light or odors?			X			Project site is vacant land that is identified as "fuel farm" location by the airport. This proposal is aesthetically compatible with the proposed land use of the area adjacent to other airport facilities. Underground storage tank equipment will be buried underground with above

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
						ground piping that will be visible but in keeping with the existing character of the property (fuel farm adjacent to project site).
12. AGRICULTURE: Will grazing lands, irrigation waters or crop production be affected?			X			No known impacts. No agricultural lands are presently in use at project site.
HUMAN ENVIRONMENT						
1. SOCIAL STRUCTURES AND MORES: Is some disruption of native or traditional lifestyles or communities possible?			X			It is not anticipated that the project will disrupt native or traditional lifestyles or communities on airport property.
2. CULTURAL UNIQUENESS AND DIVERSITY: Will the action cause a shift in some unique quality of the area?			X			It is not anticipated that the project will cause a shift in any unique quality of the area.
3. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING: Will the project add to the population and require additional housing?			X			It is not anticipated that the project will add to the population or require additional housing.
4. HUMAN HEALTH & SAFETY: Will this project add to health and safety risks in the area?		X				It is anticipated that natural air currents and tank vents will dissipate the hydrocarbon vapors to a safe level. Leak detection equipment is designed to detect releases before serious health or safety problems occur. Improper operation of this system could impact human health and safety. Leak detection systems and operating requirements mitigate this potential impact by immediately reducing the amount of fuel available to be released into the environment where it could impact health and human safety.
5. COMMUNITY & PERSONAL INCOME: Will the facility generate or degrade income?			X			This project has the potential to generate community or personal income in the local area by additional retail of fuel though this will depend on

				POTENTIAL IMPACTS		
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
						the airport traffic growth.
6. QUANTITY AND DISTRIBUTION OF EMPLOYMENT: Will the project create, move or eliminate jobs? If so, estimate jobs.			X			This project is anticipated to create (1) additional new local job for the retail of fuel.
7. LOCAL AND STATE TAX BASE REVENUES: Will the project create or eliminate tax revenue?			X			This project is not anticipated to add to the local and state tax base. However, it is anticipated that the fueling operation associated with this proposal will generate additional local and state tax revenue.
8. DEMAND FOR GOVERNMENT SERVICES: Will substantial traffic be added to existing roads? Will other services (fire protection, police, schools, etc.) be needed?			X			It is anticipated that the result of the proposed project will add to the local traffic flow along the airport access road. Other required services will be minimally impacted and are already provided by the Airport staff.
9. INDUSTRIAL, COMMERCIAL AND AGRICULTURAL ACTIVITIES AND PRODUCTION: Will the project add to or alter these activities?			X			No significant impacts are anticipated that are related to this project.
10. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES: Are wilderness or recreational areas nearby or accessed through this tract? Is there recreational potential within the tract?			X			No designated recreational or wilderness areas are accessed through the project location.
11. AESTHETICS: Is the project on a prominent topographical feature? Will it be visible from populated or scenic areas? Will there be excessive noise, light or odors?			X			Petroleum storage tank and some piping are buried underground. It is not anticipated that this project will change the aesthetics of the area that is currently identified and used as a "fuel farm".
12. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS: Are there state, county, city, USFS, BLM, tribal, etc., zoning or management plans in effect?			X			There is no known county, tribal, USFS or BLM environmental management plans that would impact this project development. The proposed project and associated development is in conformance with current City of Billings, Airport

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
						Master Plan.
13. TRANSPORTATION: Will the project affect local transportation networks and traffic flow?			X			This project is expected to minimally affect immediately adjacent local transportation network along the airport access road. However, the local transportation network is designed to accommodate this and other proposed commercial development.

PUBLIC INVOLVEMENT: The department has attempted to identify interested parties to this application and provide the opportunity for public comment. A copy of this Environmental Assessment of the proposed underground storage tank installation has also been posted at our website (http://www.deq.state.mt.us/ea.asp). Substantive comment may also be provided to email address at ustprogram@mt.gov

ALTERNATIVES CONSIDERED: No other alternatives were presented or considered.

COMPLIANCE STATUS: This project, as permitted, will be in compliance with the UST regulations. The facility must, however, be operated and maintained in accordance with the UST rules and regulations. This facility is required to have a compliance inspection done within 120 days of the installation of the tank systems.

RECOMMENDATIONS CONCERNING PREPARATION OF AN EIS: Not necessary at this time based upon the information reviewed. The project, as proposed with mandatory operating and permit conditions, will not have a significant environmental impact.

OTHER GROUPS OR AGENCIES CONTACTED OR WHICH MAY HAVE OVERLAPPING JURISDICTION: The Montana Department of Justice, Fire Prevention and Investigation Bureau regulates aboveground components.

INDIVIDUALS OR GROUPS CONTRIBUTING TO THIS EA: The owner, the contractor, and the preparer of the EA.

PERMIT CONDITION EFFECTS: Permit conditions are based on Montana and federal regulations, PEI RP100-2000 and accepted standard engineering practices.

cc: Governor's Office
Legislative Environmental Policy Office

Tank Location